

APPENDIX C

SOURCES OF RUNOFF POLLUTANTS AND SOURCE CONTROL BMPs

	Potential Sources of Runoff Pollutants	Minimum Permanent (structural) Source Control BMPs	Operational BMPs
<input type="checkbox"/>	A. Illegal dumping to on-site storm drain inlets	Mark all inlets with the words “No Dumping! Flows to Bay” or similar.	Prohibit tenants/occupants from discharging any wastewater to storm drains or to store or deposit materials so as to create a potential discharge to storm drains.
<input type="checkbox"/>	B. Interior floor drains and elevator shaft sump pumps	Plumb to sanitary sewer system and not to storm drains.	
<input type="checkbox"/>	C. Interior parking garages	Plumb all parking garage floor drains to sanitary sewer.	
<input type="checkbox"/>	D1. Indoor and structural pest control	Design structure to discourage entry of pests into buildings.	
<input type="checkbox"/>	D2. Landscape	<p>Retain existing native trees, shrubs, and ground cover to the maximum extent possible.</p> <p>Design landscaping to minimize irrigation and runoff, promote surface infiltration where appropriate, and minimize the use of fertilizers and pesticides that can contribute to stormwater pollution.</p> <p>Where landscaped areas are used to retain or detain stormwater, specify plants that are tolerant of saturated soil conditions.</p> <p>Consider using pest-resistant plants, especially adjacent to hardscape. See plant list (Appendix J).</p> <p>To insure successful establishment, select plants appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions.</p>	<p>Maintain landscaping with minimal pesticide use.</p> <p>See “Landscape Maintenance Techniques for Pest Reduction” fact sheet (in Appendix K).</p>
<input type="checkbox"/>	E. Pools, spas, and decorative fountains.	No direct connections to sanitary or storm drains. Locate sanitary sewer cleanout in an accessible area within 10 feet. (Exception: Public pools must be plumbed according to County Department of Environmental Health <u>Guidelines</u> .)	See BMP brochure for pools, spas, and fountains (in Appendix K).

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<input type="checkbox"/>	F. Food service	Restaurants, grocery stores, and other food service operations shall be equipped with a floor sink or other area for cleaning floor mats, containers, and equipment, connected to a grease interceptor before discharging to the sanitary sewer. Cleaning area shall be indoors or in a covered area outdoors and shall be large enough to accommodate mats and equipment used in the facility.	See recommended standard special conditions of approval (Appendix L)
<input type="checkbox"/>	G. Refuse areas	If dumpsters or other receptacles are outdoors, grade and pave designated area to prevent run-on to the area and berm to prevent runoff from the area. Any drains from dumpsters, compactors, and tallow bin areas shall be connected to a grease removal device before discharge to sanitary sewer.	Provide adequate number of receptacles. Inspect receptacles regularly; repair or replace leaky receptacles. Keep receptacles covered. Prohibit/prevent dumping of liquid or hazardous wastes. Post “no hazardous materials” signs. Inspect and pick up litter daily and clean up spills immediately. Keep spill control materials available on-site.
<input type="checkbox"/>	H. Industrial processes.	All process activities to be performed indoors. No processes to drain to exterior or to storm drain system.	
<input type="checkbox"/>	I. Outdoor equipment or materials storage.	Outdoor storage areas to be covered. Grade and berm areas to prevent run-on or run-off from area. Storage of non-hazardous liquids shall be covered by a roof and/or drain to the sanitary sewer system, and be contained by berms, dikes, liners, or vaults. Storage of hazardous materials and wastes must be in compliance with the City’s hazardous materials ordinance and a Hazardous Materials Management Plan for the site. Catch basin valve inserts may be used; installations subject to Fire Department review.	See brochure for industrial/commercial BMPs (Appendix K).

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□	J. Vehicle and Equipment Cleaning	<p>(1) Commercial/industrial facilities having vehicle/equipment cleaning needs shall either provide a covered, bermed area for washing activities or discourage vehicle/equipment washing by removing hose bibs and installing signs prohibiting such uses.</p> <p>(2) Apartment complexes shall have a paved, bermed, and covered car wash area or else shall prohibit car washing on-site and use an automatic shut-off on hoses to discourage such use.</p> <p>(3) Vehicle/equipment washing areas shall be paved, designed to prevent run-on to or runoff from the area, and plumbed to drain to the sanitary sewer.</p> <p>(4) Commercial car wash facilities shall be designed such that no runoff from the facility is discharged to the storm drain system. Wastewater from the facility shall discharge to the sanitary sewer, or a wastewater reclamation system shall be installed.</p>	<p>Washwater from vehicle and equipment washing operations shall not be discharged to the storm drain system. Car dealerships and similar may rinse cars with water only.</p>
□	K. Vehicle/Equipment Repair and Maintenance	<p>(1) Accommodate all vehicle equipment repair and maintenance indoors. Or designate an outdoor work area and design the area to prevent run-on and runoff of stormwater.</p> <p>(2) Secondary containment shall be provided for exterior work areas where motor oil, brake fluid, gasoline, diesel fuel, radiator fluid, acid-containing batteries or other hazardous materials or hazardous wastes are used or stored. Drains shall not be installed within the secondary containment areas.</p> <p>(3) Vehicle service facilities shall not contain floor drains unless the floor drains are connected to wastewater pretreatment systems prior to discharge to the sanitary sewer, for which an industrial waste discharge permit has been obtained.</p> <p>(4) Tanks, containers or sinks used for parts cleaning or rinsing shall not be connected to the storm drain system. Tanks, containers or sinks used for such purposes may only be connected to the sanitary sewer system if allowed by an industrial waste discharge permit.</p>	<p>No person shall dispose of, nor permit the disposal, directly or indirectly of vehicle fluids, hazardous materials, or rinsewater from parts cleaning into storm drains.</p> <p>No vehicle fluid removal shall be performed outside a building, nor on asphalt or ground surfaces, whether inside or outside a building, except in such a manner as to ensure that any spilled fluid will be in an area of secondary containment. Leaking vehicle fluids shall be contained or drained from the vehicle immediately.</p> <p>No person shall leave unattended drip parts or other open containers containing vehicle fluid, unless such containers are in use or in an area of secondary containment.</p>

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<input type="checkbox"/>	L. Fuel Dispensing Areas	<p>(1) Fueling areas¹ shall have impermeable floors (i.e., portland cement concrete or equivalent smooth impervious surface) that are: a) graded at the minimum slope necessary to prevent ponding; and b) separated from the rest of the site by a grade break that prevents run-on of stormwater to the maximum extent practicable.</p> <p>(2) Fueling areas shall be covered by a canopy that extends a minimum of ten feet in each direction from each pump. [Alternative: The fueling area must be covered and the cover's minimum dimensions must be equal to or greater than the area within the grade break or fuel dispensing area, as defined below¹.] The canopy [or cover] shall not drain onto the fueling area.</p>	The property owner shall dry sweep the fueling area routinely.
<input type="checkbox"/>	M. Loading Docks	<p>Loading docks shall be covered and/or graded to minimize run-on to and runoff from the loading area. Roof downspouts shall be positioned to direct stormwater away from the loading area. Water from loading dock areas shall be drained to the sanitary sewer, or diverted and collected for ultimate discharge to the sanitary sewer.</p> <p>Loading dock areas draining directly to the sanitary sewer shall be equipped with a spill control valve or equivalent device, which shall be kept closed during periods of operation.</p> <p>Door skirts between the trailers and the building shall be installed to prevent exposure of loading activities to rain.</p>	See Industrial/Commercial BMPs brochure (in Appendix K).
<input type="checkbox"/>	N. Fire Sprinkler Test Water	Sanitary sewer connections shall be provided to drain fire sprinkler test water.	

¹ The fueling area shall be defined as the area extending a minimum of 6.5 feet from the corner of each fuel dispenser or the length at which the hose and nozzle assembly may be operated plus a minimum of one foot, whichever is greater.

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□	O. Miscellaneous Drain or Wash Water	<p>Boiler drain lines shall be directly or indirectly connected to the sanitary sewer system and may not discharge to the storm drain system.</p> <p>Condensate drain lines may discharge to landscaped areas if the flow is small enough that runoff will not occur. Condensate drain lines may not discharge to the storm drain system.</p> <p>Rooftop equipment shall drain to the sanitary sewer.</p> <p>Any drainage sumps on-site shall feature a sediment sump to reduce the quantity of sediment in pumped water.</p> <p>Avoid roofing, gutters, and trim made of copper or other unprotected metals that may leach into runoff.</p>	
□	P. Plazas, sidewalks, and parking lots.		<p>Plazas, sidewalks, and parking lots shall be swept regularly to prevent the accumulation of litter and debris. Debris from pressure washing shall be collected to prevent entry into the storm drain system. Washwater containing any cleaning agent or degreaser shall be collected and discharged to the sanitary sewer and shall not be discharged to a storm drain.</p>